



Meeting Date: 10/21/2008

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input checked="" type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Linda Windsor Agenda Item No. K-1
 Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature] Other (Specify) _____

DATE: October 8, 2008

TO: City Council

FROM: Mathew Winegar [Signature]
Development Services Director

SUBJECT: Development Agreement (Planning & Zoning Permit No. 08-670-03) for Town Center West (RiverPark), Filed by Oxnard Development Company, LLC

RECOMMENDATION

That City Council approve the first reading by title only and subsequent adoption of an ordinance approving a development agreement with Oxnard Development Company, LLC (Agreement Number A-7113), for 4.23 acres located east of North Ventura Road and south of Town Center Drive, within the RiverPark Specific Plan area.

DISCUSSION

The RiverPark Specific Plan applies to several properties which were not among the holdings of the original RiverPark development partnerships. These properties were part of the original Oxnard Town Center subdivision. The proposed Development Agreement applies to the two remaining vacant parcels within the original subdivision (see attached map), which consist of 4.23 acres designated for commercial development.

Execution of the Development Agreement will place these two remaining vacant parcels on par with the parcels governed by the original RiverPark Development Agreement. The proposed development agreement includes the same terms and conditions that apply to the balance of the RiverPark development. In addition, the proposed development agreement requires the developer to rehabilitate the landscaping in the adjacent Ventura Road median concurrent with development of the affected parcels.

On September 13, 2008, the Planning Commission held a public hearing on the proposed development agreement for the Town Center West properties.

FINANCIAL IMPACT

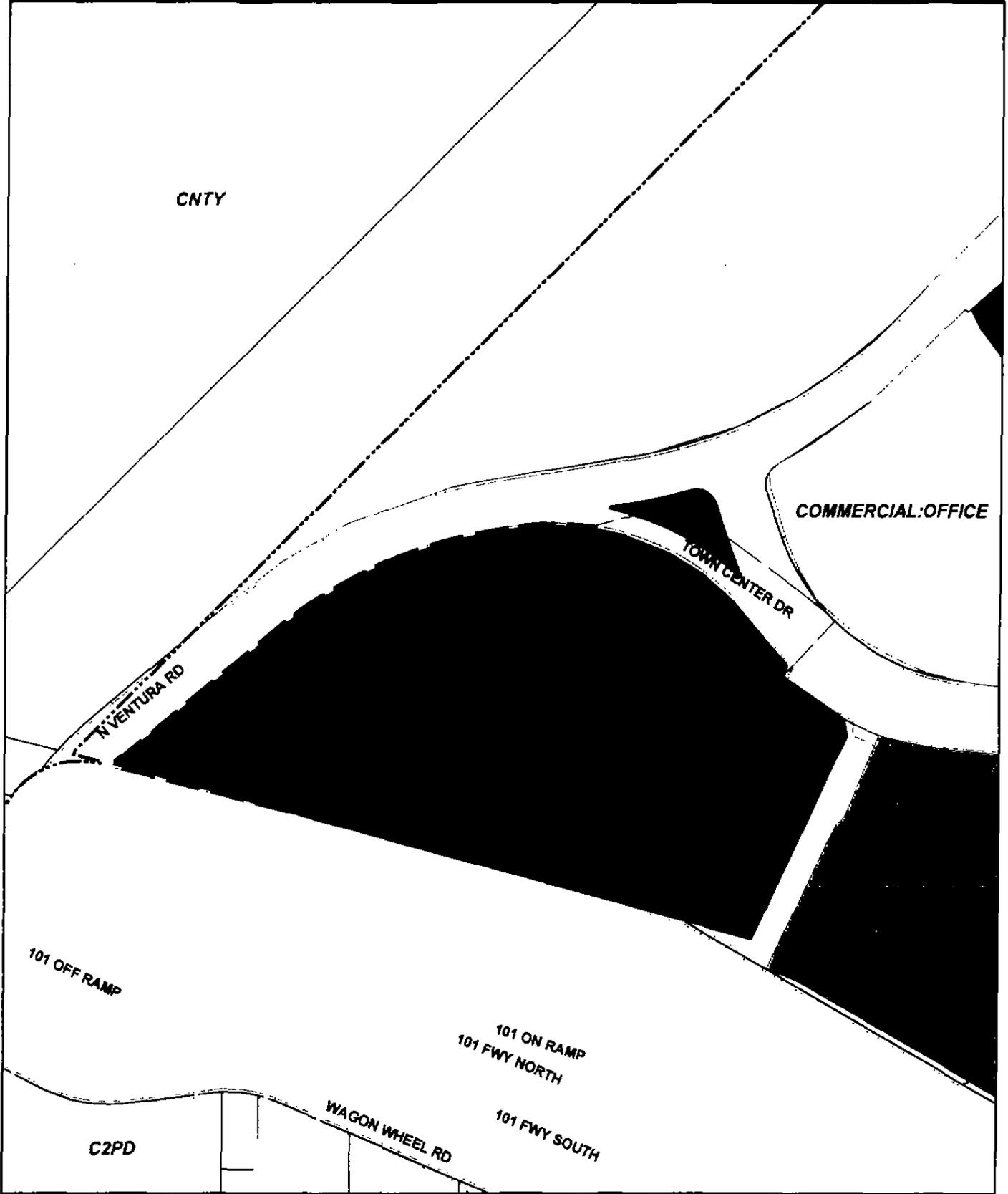
The development agreement will vest the property, which is designated for retail commercial use, and promote development that will result in sales tax revenue to the city.

- Attachment #1 - RiverPark Specific Plan map.
#2 - Proposed Development Agreement
#3 - Ordinance Approving Development Agreement

Note: The Proposed Development Agreement (Agreement Number A-7113) has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday.

G:\PLNG\Linda\RiverPark\matts DA\CC TownCtrW at.doc

Riverpark Specific Plan



Oxnard Planning
September 8, 2008

PZ 08-670-03

Location: 2710, 2750 N Ventura Rd
APN: 132010008, 132010009
Oxnard Development Company, LLC

0 37.575 150 225 300 Feet

River Park Specific Plan



ATTACHMENT # 1:2,521

000039

PAGE 1 OF 1

ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD
ADOPTING A DEVELOPMENT AGREEMENT WITH OXNARD
DEVELOPMENT COMPANY, LLC.

WHEREAS, Government Code sections 65864 et seq. authorize the City Council to adopt development agreements; and

WHEREAS, the City of Oxnard ("City") and Oxnard Development Company, LLC wish to enter into a development agreement for property located east of North Ventura Road and south of Town Center Drive (Assessors Parcel Numbers 132-100-085 and 132-100-095); and

WHEREAS, in accordance with the California Environmental Quality Act, the City has adopted Environmental Impact Report No. 00-3 and subsequent addendums, with mitigation measures for the project; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the environmental impact report is located in the Planning Division, and the custodian of records is the Planning Manager; and

WHEREAS, the City Council has considered the information contained in such environmental impact report and subsequent addendums before approving this project; and

WHEREAS, on September 13, 2008, the City's Planning Commission conducted a public hearing on the development agreement; and

WHEREAS, the City Council provided notice of its intent to consider the development agreement in accordance with the requirements set forth in section 65867 of the Government Code; and

WHEREAS, on October 21, 2008, the City Council conducted a public hearing on the development agreement in accordance with the requirements set forth in section 65867 of the Government Code.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The development agreement between City and Developer, which is attached hereto as Exhibit A (A-7113), is hereby adopted.

Part 2. The Mayor is hereby authorized to execute on behalf of the City the development agreement between City and Developer.

Part 3. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. ____ was first read on _____, 2008, and finally adopted on _____, 2008 to become effective thirty days thereafter.

AYES:

NOES:

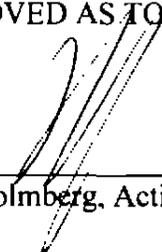
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, Acting City Attorney